087.0	0007	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	933,300	/	933,300
USE VALUE:	933,300	/	933,300
ASSESSED:	933,300	/	933,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURLEY STEVEN & RENEE
Owner 2:	
Owner 3:	
Street 1:	20 PAYSON PATH
Street 2:	
Twn/City:	WEST YARMOUTH
St/Prov:	MA Cntry Own Occ: N
Postal:	02673 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .216 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1998, having primarily Vinyl Exterior and 2642 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9423.000	440,500	900	491,900	933,300
Total Card	0.216	440,500	900	491,900	933,300
Total Parcel	0.216	440,500	900	491,900	933,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.26 | /Parcel: 353.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55433
GIS Ref	
GIS Ref	
Insp Date	10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0008.0

!7121!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	440,500	900	9,423.	491,900	933,300		Year end	12/23/2021
2021	101	FV	427,200	900	9,423.	491,900	920,000		Year End Roll	12/10/2020
2020	101	FV	427,200	900	9,423.	491,900	920,000	920,000	Year End Roll	12/18/2019
2019	101	FV	340,000	900	9,423.	456,700	797,600	797,600	Year End Roll	1/3/2019
2018	101	FV	340,000	900	9,423.	456,700	797,600	797,600	Year End Roll	12/20/2017
2017	101	FV	340,000	900	9,423.	400,500	741,400	741,400	Year End Roll	1/3/2017
2016	101	FV	340,000	900	9,423.	365,400	706,300	706,300	Year End	1/4/2016
2015	101	FV	338,700	900	9,423.	323,200	662,800	662,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:03:17

LAST REV

Date	Time
11/12/21	14:01:15

jorourke

PAT ACCT. 7121

USER DEFINED

Prior Id # 1:	55433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY MARY	27398-527		6/19/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2012	37	Manual	4,000					install pellet sto
9/18/1997	574		100,000					NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2021	USPS	JO	Jenny O
10/16/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	345	PATRIOT
4/3/2000	Measured	263	PATRIOT
2/11/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9423		Sq. Ft.	Site		0	70.	0.75	12									491,884						491,900	

Total AC/HA:	0.21632	Total SF/SM:	9423	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	491,884	Spl Credit		Total: 491,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

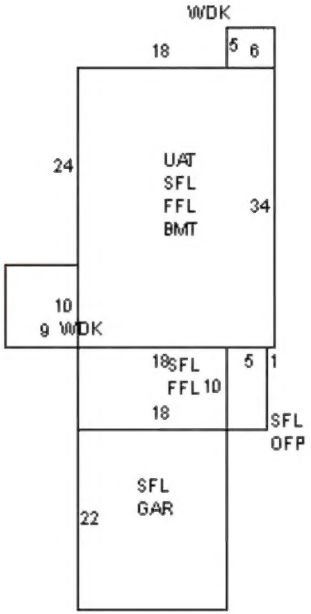
OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

NEW HOUSE 1997 EST UAT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08068085
Const Adj.:	0.99989998
Adj $ / SQ:	140.474
Other Features:	95927
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505210
Depreciation:	64667
Depreciated Total:	440543

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.47
Special Features:	0	Val/Su Net:	109.47
Final Total:	440500	Val/Su SzAd	180.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,442	140.470	202,564
FFL	First Floor	996	140.470	139,913
BMT	Basement	816	42.140	34,388
GAR	Garage	396	21.310	8,439
UAT	Upper Attic	204	98.330	20,060
WDK	Deck	120	14.330	1,720
OFP	Open Porch	50	44.000	2,200

Net Sketched Area:	4,024			Total:	409,284
Size Ad	2438	Gross Area	4636	FinArea	2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X24	A	AV	1998	3.55	T	16.8	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc